

ENTERPRISE PLANNING COMMISSION MEETING – APRIL 27, 2021

The Enterprise Planning Commission convened on Tuesday, April 27, 2021, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Shane Johnson, Vice Chairman
Kenneth Rogers
Kummel Fleming
Mark Goodson
Shannon Roberts, Interim Public Works Director

Absent: Bobby Hancock
Scotty Johnson

Also Present: Staci Hayes, Secretary/Recorder
Reba Johnson, Administrative Assistant
Celeste Davis, Administrative Assistant
Rainer Cotter, City Attorney
Glenn Morgan, Poly Engineering

REVIEW OF MINUTES OF MARCH 23, 2021 MEETING

Mr. Harrison called the meeting to order. Copies of the minutes from the March 23, 2021, meeting were provided to each member of the Planning Commission. Mr. Rogers made a motion to approve the minutes and Mr. Shane Johnson made the second. The votes being all ayes, motion carried.

OLD BUSINESS

NEW BUSINESS

A REQUEST BY MICHAEL SPENCER FOR THE REZONE OF 0.377 ACRES OF LAND FROM B-2 (DOWNTOWN BUSINESS DISTRICT) AS SHOWN ON MAP A PRESENT TO R-65 (RESIDENTIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED AT 306 N. RAWLS ST.

Ms. Vicki Holt, representing Mr. Michael Spencer, for a request for the rezone of 0.377 acres of land from B-2 (Downtown Business District) as shown on Map A present to R-65 (Residential district) as shown on Map B proposed located at 306 N. Rawls St.

Mr. Harrison asked Ms. Hayes if she had any comments or questions regarding the plat. Ms. Hayes responded this was more for the mortgage company than anything. That with Mr. Spencer trying to sell the lot, the mortgage company would require it to be residential zone in case the property is destroyed more than 60% so it could be built back as residential.

Mr. Harrison opened the floor for public comment. There being none, Mr. Fleming moved to approve the request and Mr. Rogers made the second. All votes being aye, a motion was made to recommend to council the approval for the rezone of 0.377 acres of land from B-2 (Downtown Business District) as

shown on Map A present to R-65 (Residential district) as shown on Map B proposed located at 306 N. Rawls St.

A REQUEST BY BROADWAY GROUP ON BEHALF OF WADE MARSH, NAKEISHA REID & FRED REID FOR SITE-PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT LOCATED AT 613 N. MAIN ST.

A request by Broadway Group on behalf of Wade Marsh, Nakeisha Reid & Fred Reid for site-plan approval for a commercial development located at 613 N. Main St.

Ms. DeAnna Hyché, on behalf of the Broadway Group, we have purchased these 2 lots for a 10640 retail facility, it will have 43 parking spots, and 2 underground chambers that will require a retaining wall. The access has been approved by ALDOT. We have meet at the location with the utilities, including water and sewer. We have discussed the relocation of a hydrant that currently exists where the driveway will be.

Ms. Hayes stated this falls within our zoning regulations. The new store will look like the new one that was built not long ago at the corner of Shellfield Rd and HWY27, same materials and look.

Mr. Harrison opened the floor for public comment.

Mr. Steve Restevio, 621 & 620 N. Main St., and my concern with this is the egress and lighting. Mr. Restevio asked has the commission looked into this? There is traffic backed up every day already. All this infrastructure needs to be looked at before any buildings are built.

Ms. Carol Hartley, 609 N. Main St., lives adjacent to where they are putting the new building. Ms. Harlley stated the traffic is already bad and the police are not doing anything about the speeding. Ms. Hartley is concerned about what another building added to this area will bring about.

Mr. Harrison asked if there was anyone else for public hearing. There being none, he closed the public hearing.

Ms. Hyché asked if she may clarify a couple of things. The lighting will be directed downwards and have shields on them. The lights will only operate during business hours and an hour after close, so employees can safely make it to their cars. The access goes through the ALDOT, we have worked closely with them on this. It is actually an extensive process and we have gone through that and gotten the drive approved. If you have any concerns about that it is an ALDOT road and not a City road.

Mr. Shane Johnson asked if this is where the house burnt down. Ms. Hayes replied it was that lot and the lot next to it being combined to make one lot to build this on.

Mr. Harrison asked for a motion to approve this request, Mr. Shane Johnson moved to approve the request and Mr. Goodson made the second for a request by Broadway Group on behalf of Wade Marsh, Nakeisha Reid & Fred Reid for site-plan approval for a commercial development located at 613 N. Main St. All votes being aye, motion carried.

A REQUEST BY NORTHSTAR ENGINEERING SERVICES ON BEHALF OF COASTAL CAR WASH FOR A SITE-PLAN APPROVAL FOR A COMMERCIAL DEVELOPMENT LOCATED AT 847 BOLL WEEVIL CIR. (PARK PLACE PARCEL #3)

A request by Northstar Engineering Services on behalf of Coastal Car Wash for a site-plan approval for a commercial development located at 847 Boll Weevil Cir. (Park Place Parcel #3)

Mr. Lee Brown, representing Northstar Engineering Services who is working with Rushing Enterprises in Headland.

Ms. Hayes, stated she and Mr. Brown have had email correspondence about the flood plane and about the sewer and not encroaching on that. Ms. Hayes stated the plans had been changed and now meet the requirements.

Mr. Shane Johnson asked if the entrance would be off E. Lee St. Mr. Brown stated there is an existing entrance, right turn out only already there. The main entrance and exit will be on the access road going into Publix parking.

Mr. Harrison opened the floor for public comment. There being none, Mr. Shane Johnson moved to approve the request and Mr. Fleming made the second to approve the request by Northstar Engineering Services on behalf of Coastal Car Wash for a site-plan approval for a commercial development located at 847 Boll Weevil Cir. (Park Place Parcel #3). The votes being all ayes, motion carried.

ADJOURNMENT

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned. Mr. Flemming made a motion to grant the request and Mr. Shane Johnson made the second. This meeting was recorded and this recording is on file as a permanent part of these minutes.

Lorenzo Harrison, Chairman

Staci Hayes, Secretary/Recorder